170.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,400 / 822,400
					USE VALUE:	822,400 / 822,400
					ASSESSED:	822,400 / 822,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHESNELL RUTH M
Owner 2:	LEARY DENICE E
Owner 3:	
Street 1:	55 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEARY PATRICIA C--ETAL -
Owner 2:	CHESNELL RUTH M -
Street 1:	55 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,475 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Wood Shingle Exterior and 2508 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4475.000	434,400		388,000	822,400
Total Card	0.103	434,400		388,000	822,400
Total Parcel	0.103	434,400		388,000	822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.91 | /Parcel: 327.9

Legal Description

User Acct

112522

GIS Ref

GIS Ref

Insp Date

07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 170.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,400	0	4,475.	388,000	822,400	822,400	Year End Roll	12/18/2019
2019	104	FV	336,700	0	4,475.	382,400	719,100	719,100	Year End Roll	1/3/2019
2018	104	FV	336,600	0	4,475.	293,800	630,400	630,400	Year End Roll	12/20/2017
2017	104	FV	315,100	0	4,475.	277,100	592,200	592,200	Year End Roll	1/3/2017
2016	104	FV	315,100	0	4,475.	255,000	570,100	570,100	Year End	1/4/2016
2015	104	FV	279,800	0	4,475.	238,300	518,100	518,100	Year End Roll	12/11/2014
2014	104	FV	279,800	0	4,475.	219,500	499,300	499,300	Year End Roll	12/16/2013
2013	104	FV	291,500	0	4,475.	219,500	511,000	511,000		12/13/2012

!13123!

PRINT

Date	Time
12/11/20	03:07:48

LAST REV

Date	Time
07/31/18	12:08:04

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEARY PATRICIA	54916-304		6/30/2010	Estate/Div	1	No	No		
LEARY PATRICIA-	21978-435		10/4/1971		1	No	No		A

USER DEFINED

Prior Id # 1:	112522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2010	1014	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
11/10/2008	Meas/Inspect	163	PATRIOT
10/17/2008	Measured	197	PATRIOT
2/7/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4475		Sq. Ft.	Site		0	70.	1.24	6									387,976						388,000	

Total AC/HA:	0.10273	Total SF/SM:	4475	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	387,976	Spl Credit		Total:	388,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11708188
Const Adj.:	0.98990101
Adj $ / SQ:	187.986
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629548
Depreciation:	195160
Depreciated Total:	434388

COMMENTS

1ST FLOOR IS GAS & STEAM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

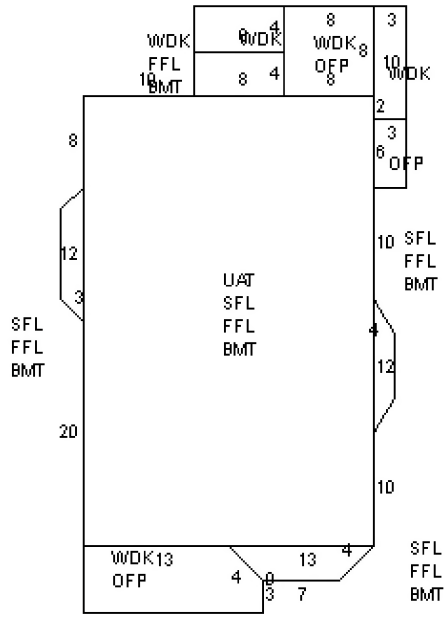
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.99
Special Features:	0	Val/Su Net:	106.68
Final Total:	434400	Val/Su SzAd	193.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	56.400	64,291
FFL	First Floor	1,140	187.990	214,304
SFL	Second Floor	1,108	187.990	208,289
UAT	Upper Attic	260	131.590	34,213
WDK	Deck	250	9.900	2,475
OFP	Open Porch	174	25.720	4,475

Net Sketched Area:	4,072	Total:	528,047
Size Ad	2248	Gross Are	4852	FinArea	2508
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	